

**850.** Such notice, without any additional notice, shall entitle the landlord to the benefit of the law providing for the speedy recovery of the possession of lands or tenements held over by tenants.

**851.** If by agreement of the parties the time and manner of notice is specified, such notice shall be given as the agreement provides, and when given by the landlord, shall entitle him to all the benefits of the preceding sections, without any other notice.

**852.** One Justice of the Peace of said City shall have all the powers conferred upon two justices and a jury by the Public General Laws in relation to landlords and tenants, subject to appeal as in other cases of judgments by Justices of the Peace in said City.

**853.** If the summons issued for the tenant in a proceeding to dispossess him be returned *non est*, a second summons, returnable in not less than five days shall be issued, and if the tenant shall not be found, a copy of the second summons shall be left with the occupant of the premises, or if they be vacant, affixed to some principal building, or if no building, then set up on the premises; and on the day assigned in the summons for the appearance of the party the Justice shall proceed as if he had appeared.

**854.** The landlord or reversioner may file with the Justice interrogatories to be answered by the tenant touching the tenancy or notice, or for any other matter of evidence in support of the pretensions of said landlord or reversioner, in and about such proceeding.

**855.** If a copy of such interrogatories be served on the tenant, he shall answer the same before the third day, exclusive of the day of service; and upon his failure to answer the matters inquired of by such interrogatories, they shall be taken as confessed by him; but on cause shown, the Justice may give